

**CENTRAL LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
TUESDAY, SEPTEMBER 26, 2017, AFTER 4:30 P.M.  
CITY HALL, 10<sup>TH</sup> FLOOR  
200 NORTH SPRING STREET  
LOS ANGELES, CA 90012**

Jennifer Chung-Kim, President  
Oliver DelGado, Vice-President  
Kimberly Chemerinsky, Commissioner  
Lys Mendez, Commissioner  
Vacant

Vincent P. Bertoni, AICP, Director  
Kevin J. Keller, AICP, Executive Officer  
Lisa M. Webber, AICP, Deputy Director  
Jan Zatorski, Deputy Director

Etta Armstrong, Commission Executive Assistant I  
[apccentral@lacity.org](mailto:apccentral@lacity.org)  
213) 978-1128

**POLICY FOR DESIGNATED PUBLIC HEARING ITEM**

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration on the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.**

Written submissions are governed by Rule 4.3 of the Central Los Angeles Area Planning Commission Rules and Operating Procedures. All submissions after 3:00 p.m. Thursday before the Commission meeting, up to and including the day of the meeting, are limited to two (2) pages plus accompanying photographs, and must include the case number and agenda item number on the first page. 12 hard copies must be submitted to the Commission Executive Assistant the day of the meeting. Electronic submissions will not be accepted within this time period.

**Non-complying submissions.** Submissions that do not comply with these rules will be stamped "**File Copy. Non-complying Submission.**" Non-complying submissions will be placed into the official case file, but they will not be distributed to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

To ensure that the Commission has ample opportunity to review written materials, members of the public who wish to submit written materials on agenda items should submit them to the Commission office, 200 North Spring Street, Room 532, Los Angeles, CA 90012, at least 10 days prior to the meeting at which the item is to be heard in order to meet the mailing deadline. **Note:** Materials received after the mailing deadline will be placed in the official case file.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.**

Sign language, interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than **seven (7) days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. **If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.**

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 No. Main Street, Los Angeles, California, and are online at <http://planning.lacity.org>.

*Información en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300*

## **GLOSSARY OF ENVIRONMENTAL TERMS:**

CEQA – California Environmental Quality Act  
CE – Categorical Exemption  
EIR – Environmental Impact Report

MND – Mitigated Negative Declaration  
ND – Negative Declaration

### **1. DEPARTMENTAL REPORT**

Items of interest.

### **2. COMMISSION BUSINESS**

- A. Advanced Calendar
- B. Commission Requests
- C. Approval of the Minutes – September 12, 2017

### **3. NEIGHBORHOOD COUNCIL**

Presentation by Neighborhood Council representatives on any neighborhood council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda.

### **4. GENERAL PUBLIC COMMENT**

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission. This requirement is in addition to any other hearing required or imposed by law. Persons wishing to speak during Public Comment must complete and submit a speaker's request form to the Commission Executive Assistant prior to the commencement of the Public Comment period.

Individual testimony within the public comment period shall be limited to five (5) minutes per person and up to ten (10) minutes per subject at the discretion of the Commission President.

### **5. RECONSIDERATIONS**

- 5a. **MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 9.3, provided the Commission retains jurisdiction over the matter.
- 5b. **MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** - If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

6. [AA-2017-305-PMLA-SL-1A](#)  
CEQA: ENV-2017-306-CE  
Plan Area: Hollywood

Council District: 5 - Koretz  
Last Day to Act: 09-26-17

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 539 North Spaulding Avenue

**PROPOSED PROJECT:**

Demolition of an existing duplex, and the construction, use and maintenance of four (4) three story, small lot dwellings containing eight (8) residential parking spaces, on a lot that measures is 6,414 square feet.

**APPEAL:**

An appeal of the Deputy Advisory Agency's determination to approve a Preliminary Parcel Map for a Small Lot Subdivision with a maximum of four (4) lots. Appeal of the Categorical Exemption, pursuant to Article III, Section 1, Class 32 and 15 of the State CEQA Guidelines as the environmental clearance for the project.

**Applicant:** Dustin Herman, HWG Enterprises Incorporated  
Representative: Kamran Kazemi, Tala Associates

**Appellant:** Nora Wyman

**Staff:** Kevin Golden, City Planner  
[kevin.golden@lacity.org](mailto:kevin.golden@lacity.org)  
(213) 978-1396

7. [ZA-2016-4013-CUB-1A](#)  
CEQA: ENV-2016-4014-CE  
Plan Area: Hollywood

Council District: 4 – Ryu  
Last Day to Act: 10-09-17

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 7439 West Sunset Boulevard

**PROPOSED PROJECT:**

The sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant in the C4-1D Zone.

**APPEAL:**

Appeal of the Zoning Administrator's determination to approve a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing two-story, 1,598 square-foot restaurant, with 36 interior seats and a 235 square-foot covered outdoor patio area located on the second floor with 24 exterior seats, having hours of operation from 9:00 a.m. to 2:00 a.m., daily pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-W,1 and an appeal of the Categorical Exemption under Article III, Section 1, Class 5, Category 34, pursuant to Section 21084 of the California Public Resources Code.

**Applicant:** Sandor Horvath  
**Appellant:** Tim Shechmeister  
**Staff:** Aleta James, Associate Zoning Administrator

8. [ZA-2016-4691-1A-CUB-1A](#)  
CEQA: ENV-2016-4692-CE  
Plan Area: Hollywood

Council District: 13 – O’Farrell  
Last Day to Act: 10-17-17

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 928 North Western Avenue

**PROPOSED PROJECT:**

The use and maintenance of an approximately 6,875 square-foot fitness center/gym.

**APPEAL:**

An appeal of the Zoning Administrator’s determination to approve a Zone Variance pursuant to Los Angeles Municipal (LAMC) Section 12.10.5-A to allow the use and maintenance of an approximately 6,875 square-foot fitness center/gym otherwise not permitted in the RAS3 Zone and a Zone Variance pursuant to LAMC Section 12.10.5-B,4 to permit 60 square feet of illuminated signage on the ground floor of the existing building in lieu of the permitted 20 square feet. Appeal of the Categorical Exemption, pursuant to Class 1, Category 1 of the City CEQA Guidelines as the environmental clearance for the project.

**Applicant:** Michael Cohanzad  
Representative: Matthew Hayden, Hayden Planning

**Appellant:** George Abrahams

**Staff:** May Sirinopwongsagon, City Planner  
[may.sirinopwongsagon@lacity.org](mailto:may.sirinopwongsagon@lacity.org)  
(213) 978-1372

Henry Chu, Associate Zoning Administrator

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The next regular meeting of the Central Los Angeles Area Planning Commission  
will be held at **4:30 p.m.** on **Tuesday, October 10, 2017** at

City Hall  
200 North Spring Street, 10<sup>th</sup> Floor  
Los Angeles, California 90012

An Equal Employment Opportunity/Affirmative Action Employer as a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Language interpreters, sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than (7) seven working days prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at [APCCENTRAL@lacity.org](mailto:APCCENTRAL@lacity.org).